



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Always The Smithy, Picklescott, Church Stretton, SY6 6NR,**

**£475,000 Region**

To view this property please call us on **01743 236 800** Ref: C7496/WM/lrd

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# A particularly attractive and well presented three bedroom detached bungalow with double garage and hobbies room.

This particularly attractive and well presented three bedroomed detached bungalow, provides versatile and flexible accommodation throughout. All rooms are presented to an exacting standard and briefly comprise: entrance hall, cloakroom and WC, kitchen, utility, lounge/dining room, living room, three bedrooms, family bathroom, double garage and adjoining hobbies room. Spacious driveway providing ample parking and a rear garden extending to approximately one acre. Oil central heating, septic tank, and fibre broadband.

The property occupies a pleasant position in the highly sought after South Shropshire village of Picklescott, which remains largely unspoilt and provides a village hall and the renowned Bottle & Glass public house/restaurant. The surrounding area provides miles of local walks over an expanse of farmland and the South Shropshire hills. Further amenities can be found in the nearby village of Dorrington where there is a village shop/post office, primary school, church, medical centre and bus service, whilst a further range can be found in the nearby town of Church Stretton, which benefits from primary and secondary schools, supermarket, bus and rail services, doctors, dentists and vets. The county town of Shrewsbury is approximately 10 miles away where there is an extensive range of thoroughfares and amenities.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

### WC

### LOUNGE/DINING ROOM

19'2" x 9'7" (5.84m x 2.91m)

Window to side, two windows to front

### LIVING ROOM

16'8" x 16'8" (5.09m x 5.09m)

Windows to the front and side

Fireplace with wood burning stove

### KITCHEN

12'5" x 10'3" (3.78m x 3.12m)

Modern fitted kitchen with a range of matching units.

Built in oven

### UTILITY

6'5" x 10'3" (1.96m x 3.12m)

With sink unit

### BEDROOM 1

15'0" x 11'5" (4.57m x 3.49m)

Window to side, Storage cupboard

### BEDROOM 2

10'11" x 11'5" (3.33m x 3.47m)

Window to rear, window to side

### BEDROOM 3

8'3" x 11'5" (2.52m x 3.49m)

Window to side, Storage cupboard

## BATHROOM

Panelled bath with shower over

Vanity cupboard with inset wash hand basin

WC

## OUTSIDE THE PROPERTY

### GARAGE

### HOBBIES ROOM

Window to side

The property is approached over an expansive driveway, providing ample parking and allowing access to the double garage and hobbies room.

To the rear of the property, there is a terraced area, perfect for relaxation and entertaining. The vendor describes the rear garden as "a mini orchard in a wild meadow, woodland edged by shrubs and ornamental trees". It is approximately one acre with a small brook running through the centre. The garden is extremely attractive and provides a high degree of privacy.









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## FLOOR PLANS ...

### Ground Floor

Approx. 1726.7 sq. feet



Total area: approx. 1726.7 sq. feet

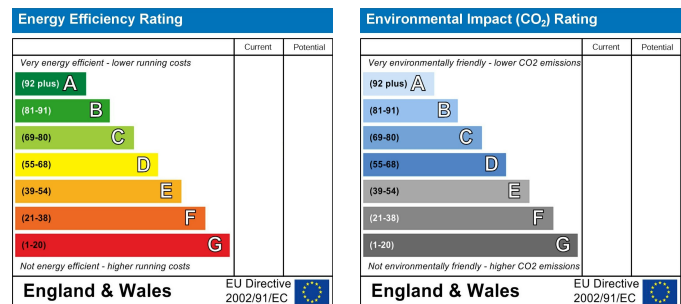
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

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## HOW TO FIND THIS PROPERTY

When approaching from Church Stretton, proceed north on the A49 and upon reaching the village of Dorrington, turn left at the sign post for Picklescott. Proceed into the village where the property will be found on the left hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity and septic tank are connected.

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band: D

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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